

STANDARD APPLICATION
Harford County
Board of Appeals
Bel Air, Maryland 21014

RECEIVED

AUG 10 2006

HARFORD COUNTY COUNCIL

Shaded Areas for Office Use Only

Case No. 5570
Date Filed 8/28/06
Hearing Date _____
Receipt _____
Fee \$50.00

Type of Application

- ☐ Administrative Decision/Interpretation
☐ Special Exception
☐ Use Variance
☐ Change/Extension of Non-Conforming Use
☒ Minor Area Variance
☐ Area Variance
☐ Variance from Requirements of the Code
☐ Zoning Map/Drafting Correction

Nature of Request and Section(s) of Code _____

CASE 5570 MAP 49 TYPE Variance ELECTION DISTRICT 03

LOCATION 706 Fairwing Drive, Bel Air 21014

BY Matthew and Jacqueline Sheets

Appealed because a variance pursuant to Section 267-36B Table V of the Harford County Code to permit a garage to be located within the 30' front yard setback (24' proposed) in the R2 District requires approval by the Board.

NOTE: A pre-conference is required for property within the NRD/Critical Area or requests for an Integrated Community Shopping Center, a Planned Residential Development, mobile home park and Special Exceptions.

Owner (please print or type)

Name Matthew R Sheets Phone Number 410 420 2186
Address 706 Fairwing Dr Bel Air MD 21014
Street Number Street City State Zip Code

Co-Applicant Jacqueline Sheets Phone Number 410 420 2186
Address 706 Fairwing Dr Bel Air MD 21014
Street Number Street City State Zip Code

Contract Purchaser _____ Phone Number _____
Address _____
Street Number Street City State Zip Code

Attorney/Representative _____ Phone Number _____
Address _____
Street Number Street City State Zip Code

Land Description

Address and Location of Property 706 FAIRWIND DR Bel Air MD 21014

Subdivision FAIRWIND FARMS

Lot Number 212

Acreage/Lot Size 113.62 by 97.78^{ft} Election District 03

Zoning R2

Tax Map No. 49 Grid No. 4A Parcel 553 Water/Sewer: Private _____ Public X

List ALL structures on property and current use: House, shed, Home For my Family,

Estimated time required to present case: 15 min.

If this Appeal is in reference to a Building Permit, state number _____

Would approval of this petition violate the covenants and restrictions for your property? NO

Is this property located within the County's Chesapeake Bay Critical Area? Yes _____ No X

If so, what is the Critical Area Land Use designations: _____

Is this request the result of a zoning enforcement investigation? Yes _____ No X

Is this request within one (1) mile of any incorporated town limits? Yes _____ No X

Request

Request To Build An Attached Two car garage similar to other houses
in my Development. Request A SIX FOOT VARIANCE on the east side
of the property line for this attached garage. the garage
would be 24x26 Built in contrast with the design of the
house & similar styles in my Development.

Justification

my House is subject to A Front & East side setback of 30 FT. I Am
Active Duty military and plan to retire for this House, I have A Fire
Hydrant located on the six foot planter, 48 inches to the left of my
Driveway. The location of this Fire hydrant requires me to shift
the garage 6 feet into the setback area.

If additional space is needed, attach sheet to application. In answering the above questions, please refer to the Requirements that pertain to the type of approval request. (Special Exception, Variance, Critical Area or Natural Resource District (NRD) Variance, etc.)

August 22, 2006

Harford County Board of Appeals
Bel Air, MD 21014

From: Matthew Sheets
706 Fairwind Dr
Bel Air, MD 21014

Request for Variance

Improvement to the property known as 706 Fairwind Dr. Also known as 212 as shown on Plat on Fairwind Farms Section II.

1. Request a six foot variance on the east side of the property line for attached garage addition of 24 X 26 ft. I currently have 49ft' from the east side of house to my property line. The addition of this attached garage would have a new setback of 24ft, a 20% variance.

The primary reason for my request is to build an attached two car garage similar to other houses in my development. I am active duty military and when I purchased the house five years ago a garage was not a major concern. I currently have 24 years of service and plan to retire in this house.

My house is subject to both a front and east side setback of thirty feet. If my house was not on the corner it would only be subject to the front set back of 30 feet and a side setback of 10 feet. If I had an interior lot I would not be subject to a 30 feet side setback.

My dwelling could have been built with a 10 feet setback to the adjacent house at 708 Fairwind Dr. The original builder built it with a 20 feet setback. If my house had been built correctly I would've had enough room for the attached garage with a 30 feet set back on the east side. The builder could have offered my house with a two-car garage when originally built.

The garage I would like to build will be 24' X 26' deep attached. The garage would be built in contrast with the design of the house and similar styles in my development. It would be constructed of similar materials as the existing houses, the same roof pitch, vinyl siding, roof shingles, and windows. It would be constructed to match the existing homes with two car garages in the Fairwind Farms development. The 24' width would allow for a 16' door positioned toward the east side to allow for access.

The garage will have no impact on traffic or visibility on Mayton Court onto Fairwind Dr. My property currently has five trees on the east side. I would construct new landscaping and keep it in contrast with our development. The landscaping would include flowerbed, in red brick pavers similar to the front of my house.

I understand that neighbors in my development have requested plans for similar garages and have had no problems with variances.

I currently have a fire hydrant located on the six feet planter, 48 inches to the left of my driveway. Usually fire hydrants are placed on the property line however, my property line has the utility box/transformer. This location of the fire hydrant requires me to shift the garage 6 feet into the setback area so that the driveway does not interfere with the fire hydrant.

Thank you this consideration.

Sincerely,


Matthew Sheets,

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71

30' Minimum Building
Setback Line

Lot 211

S50°13'08"E 113.02'

Lot 212

Above
Ground
Pool

Shed

S46°09'33"W 97.78'

FAIRWIND DRIVE

60.51' SIDEWALK
R=610.00'

GRASS STRIP

27.98'
S34°05'53"W

31.27'
S10°54'07"W

13.40'
S55°54'07"E

SIDEWALK

R=650.00'

GRASS STRIP

MAYTON COURT

1'-20' Duwell